177.0	0008	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	812,900 / 812,900
					USE VALUE:	812,900 / 812,900
					ASSESSED:	812,900 / 812,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
391		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLANAGAN PATRICIA
Owner 2:	REMPE TIMOTHY P
Owner 3:	
Street 1:	391 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FLANAGAN PATRICIA -
Owner 2:	-
Street 1:	391 APPLETON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .135 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1932, having primarily Vinyl Exterior and 2381 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5892.000	395,200		417,700	812,900
Total Card	0.135	395,200		417,700	812,900
Total Parcel	0.135	395,200		417,700	812,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.45 /Parcel: 341.45

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 119990

GIS Ref

GIS Ref

Insp Date 07/14/16

!13927!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 177.0-0008-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	395,200	0	5,892.	417,700	812,900		Year end	12/23/2021
2021	101	FV	384,000	0	5,892.	417,700	801,700		Year End Roll	12/10/2020
2020	101	FV	384,200	0	5,892.	417,700	801,900	801,900	Year End Roll	12/18/2019
2019	101	FV	288,800	0	5,892.	411,800	700,600	700,600	Year End Roll	1/3/2019
2018	101	FV	288,800	0	5,892.	316,300	605,100	605,100	Year End Roll	12/20/2017
2017	101	FV	288,800	0	5,892.	298,400	587,200	587,200	Year End Roll	1/3/2017
2016	101	FV	264,000	0	5,892.	274,500	538,500	538,500	Year End	1/4/2016
2015	101	FV	249,600	0	5,892.	256,600	506,200	506,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:59:37

LAST REV

Date	Time
09/28/16	15:19:22
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13927

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLANAGAN PATRIC	36987-486		10/31/2002	Family	1	No	No		
REMPE TIMOTHY P	33207-151		7/5/2001	Family	1	No	No		
BERNOFF JOSHUA	31596-295		7/11/2000		330,000	No	No		
	21121-38		4/1/1991		189,000	No	No		Y

USER DEFINED

Prior Id # 1:	119990
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/19/2016	65	Heat App	4,000		1/19/2016			HVAC 3r fl
12/11/2015	1915	Addition	85,000					
6/19/2008	677	Wood Dec	10,000			G10	GR FY10	
1/5/1993	7		10,000					REM/BATH/PANTRY

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2016	Meas/Inspect	DGM	D Mann
7/14/2016	Permit Visit	DGM	D Mann
10/22/2008	Meas/Inspect	163	PATRIOT
12/14/2000	MLS	MM	Mary M
12/28/1999	Meas/Inspect	243	PATRIOT
7/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5892		Sq. Ft.	Site		0	70.	1.01	6									417,732						417,700	

Total AC/HA:	0.13526	Total SF/SM:	5892	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	417,732	Spl Credit		Total:	417,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.13521254
Const Adj.:	0.98000199
Adj $ / SQ:	150.189
Other Features:	108500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	485522
Depreciation:	90307
Depreciated Total:	395215

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	5	
Totals			
1	7	5	

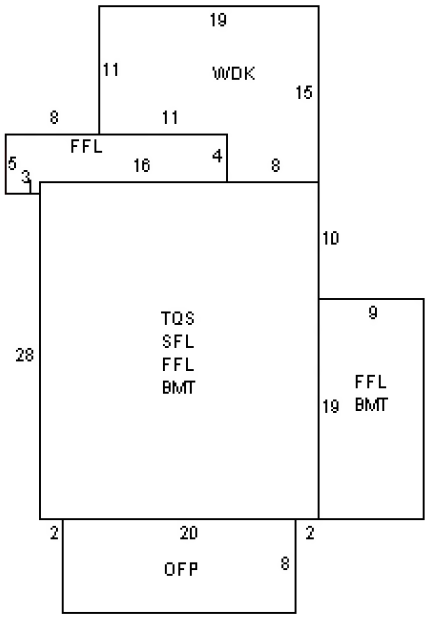
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	150.19
Special Features:	0	Val/Su Net:	115.15
Final Total:	395200	Val/Su SzAd	182.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	946	150.190	142,079
BMT	Basement	867	52.380	45,412
SFL	Second Floor	696	150.190	104,531
TQS	3/4 Story	522	150.190	78,399
WDK	Deck	241	9.950	2,397
OFP	Open Porch	160	26.280	4,204

Net Sketched Area:	3,432	Total:	377,022
Size Ad	2164	Gross Area	3606	FinArea	2381
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

177.0-0008-0001.0

IMAGE

AssessPro Patriot Properties, Inc